

057.0

0002

0013.0

Map

Block

Lot

1 of 1

Commercial

CARD ARLINGTON

APPRaised:

Total Card / 833,300

Total Parcel 833,300

USE VALUE:

833,300 /

833,300

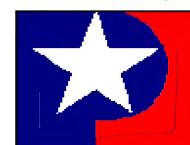
ASSESSED:

833,300 /

833,300

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY


**Patriot**  
 Properties Inc.

No	Alt No	Direction/Street/City
5		FOREST ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	NEIL L CROWLEY LLC	
Owner 2:		
Owner 3:		

Street 1:	18 CRANES CT
Street 2:	

Twn/City:	WOBURN
St/Prov:	MA
Postal:	01801
Cntry:	
Own Occ:	N
Type:	

PREVIOUS OWNER	
Owner 1:	H.A.F. INC. -
Owner 2:	ATTN WILLIAM C LOOBY JR -
Street 1:	7 STRAWBERRY LANE
Twn/City:	WOBURN
St/Prov:	MA
Postal:	01801
Cntry:	

NARRATIVE DESCRIPTION
This parcel contains 12,628 Sq. Ft. of land mainly classified as Comm. Whs. with a R/M Shop Building built about 1920, having primarily Conc. Block Exterior and 4250 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS							
Item	Code	Description	%	Item	Code	Description	
Z	B1	NEIGH OFFI	100	water			
o				Sewer			
n				Electri			
		Census:		Exempt			
		Flood Haz:					
D				Topo			
s				Street			
t				Gas:			

LAND SECTION (First 7 lines only)							
Use	Description	LUC	No of Units	Depth /	Unit Type	Land Type	LT
Code	Fact	Fact		PriceUnits			Factor
316	Comm. Whs.		12628	Sq. Ft.	Site		
				0	30.5	1.73 CA	

IN PROCESS APPRAISAL SUMMARY							
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
316	12628.000	160,200	4,900	668,200	833,300		
Total Card	0.290	160,200	4,900	668,200	833,300	Entered Lot Size	
Total Parcel	0.290	160,200	4,900	668,200	833,300	Total Land:	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	196.07	/Parcel: 196.0	Land Unit Type:	

PREVIOUS ASSESSMENT								Parcel ID	057.0-0002-0013.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2020	316	FV	160,200	4900	12,628.	657,200	822,300	822,300	Year End Roll
2019	316	FV	154,200	5100	12,628.	613,400	772,700	772,700	Year End Roll
2018	316	FV	154,200	5700	12,628.	547,700	707,600	707,600	Year End Roll
2017	316	FV	154,200	5700	12,628.	482,000	641,900	641,900	Year End Roll
2016	316	FV	154,200	5700	12,628.	361,500	521,400	521,400	Year End
2015	316	FV	145,000	5300	12,628.	328,600	478,900	478,900	Year End Roll
2014	316	FV	145,000	5300	12,628.	328,600	478,900	478,900	Year End Roll
2013	316	FV	145,000	5300	12,628.	328,600	478,900	478,900	12/13/2012

SALES INFORMATION								TAX DISTRICT	PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
H.A.F. INC.,	74219-246	1	3/2/2020	Intra-Corp	1,300,000	No	No					
DEXTER MADELINE	25107-50		1/5/1995	Intra-Corp	325,000	No	No	Y				

BUILDING PERMITS												ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
6/19/2012	755	Re-Roof	30,065	C				CERT OF OCCUPANCY	5/18/2020	SQ Returned	JO	Jenny O				
5/26/2011	504	Manual							5/16/2019	I & E Return	JO	Jenny O				
5/20/2011	476	Sign							7/19/2018	MEAS&NOTICE	PH	Patrick H				
5/6/2011	404	Manual	1,000					INSTALL WALL	2/10/2017	I & E Return	EMK	Ellen K				
6/6/1995	308		15,000					RENOVATIONS	3/21/2016	I & E Return	MM	Mary M				

Sign: VERIFICATION OF VISIT NOT DATA / / /

Total AC/HA: 0.28990 Total SF/SM: 12628 Parcel LUC: 316 Comm. Whs. Prime NB Desc: COMM AVG Total: 668,181 Spl Credit: Total: 668,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

User Acct	37766
GIS Ref	
GIS Ref	
Insp Date	
07/19/18	

PRIOR ID # 1:	37766
PRIOR ID # 2:	
PRIOR ID # 3:	
PRIOR ID # 1:	
PRIOR ID # 2:	
PRIOR ID # 3:	
PRINT	
Date	
Time	
12/10/20	19:50:51
LAST REV	
Date	
Time	
10/19/20	10:52:44
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

